

Millstone Township Meeting Room
215 Millstone Road
Millstone Township, NJ 08535
Beginning at 7:30 p.m.

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
APRIL 27, 2016**

MEETING CALLED TO ORDER: Chairman Novellino
READING OF ADEQUATE NOTICE: Vice-Chairman Barthelmes
FLAG SALUTE: Chairman Novellino
ROLL CALL: Secretary D'Andrea

Barthelmes _____ Frost _____ Lambros _____ Morelli _____ Novellino _____
Bailey _____ Conoscenti _____ Mostyn (Alt I) _____ Ferro(AltII) _____

APPROVAL OF MINUTES: March 23, 2016

Motion _____ Second _____

Roll Call:

Bailey _____ Barthelmes _____ Morelli _____ Novellino _____ Frost _____ Ferro(AltII) _____

RESOLUTION:

Z15-10 LENZO, JAMES AND JOHN - Block 17, Lot 8.04, 8.05 located in the HC Zone and part of Lot 10 located in the PCD Zone. Located at State Highway 33 consisting of 12.28+/- acres. Proposed use of property is for the sales and servicing of recreational vehicles. Applicant sought and received a D-1 variance to permit outdoor display of recreational vehicles.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Morelli _____ Novellino _____

Bailey _____ Mostyn (Alt I) _____ Ferro(AltII) _____

Z15-11 SBRIGATO, JOHN - Block 62.02, Lot 41. Located at 9 Wetherill consisting of 1.88 acres in the R-130 Zoning District. Applicant installed a paved driveway. Applicant seeking a variance for lot coverage where 20% is permitted, applicant has lot coverage of 35.5%. Deemed Complete: 10-29-15. Date of Action: 2-26-15. Noticing required. Application heard in part and carried to 3-23-16 without need for further noticing; applicant granted extension to 3-31-16.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Morelli _____ Novellino _____ Frost _____ Bailey _____ Ferro(AltII) _____

Z16-02 -GALLAGHER, WILLIAM - Block 35.03, Lot 15 located at 38 Cheryl Lane consisting of 3.03 acres in the R-130 Zoning District. Applicant seeks relief from steep slope ordinance Section 9-5.2 for the installation of a 20 ft. x 40ft. in ground pool. Deemed Complete 2-5-16. Date of Action: 6-3-16. Noticing required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Morelli _____ Novellino _____ Frost _____ Bailey _____ Ferro(AltII) _____

CARRIED APPLICATION:

Z15-09 MERKIN, MICHAEL AND BARBARA - Block 37.01, Lot 1.02. Located at 43 Bittner Road consisting of 1.64 acres in the R-80 Zoning district. Applicant received approval from the Construction Department to construct a 3- car attached garage addition. Applicant did not attach the garage to principal building, creating three variances for accessory structure in front yard setback, minimum separation from accessory structure to principal building 10 foot variance needed, accessory height 21.5 feet where 16 foot is maximum. Deemed complete 11-12-15. Date of Action: 3-11-16. Heard in part on 2-24-16. Extension of Time granted through 4-27-16.

Noticing Required.

Motion _____ Second _____

Roll Call:

Barthelmes ____ Morelli__ Novellino__ Frost_____ (eligible) _ Bailey_____

Conoscenti_____ Ferro(AltII)_____ Lambros (eligible)_____

Z15-12 - STAVOLA ASPHALT CO. - Block 18, Lots 3,4,5 &5.01 located at Bergens Mill Road & Old Route 33. The property consists of 29.99 acres in the PCD Zoning District. Applicant seeks Use Variance (D1) approval to modify the operational hours of the facility. Deemed Complete 12-15-15. Applicant has granted a Date of Action through April 30, 2016. Heard in part on 2-24-16. Carried to 4-27-16 without the need for any further noticing.

Motion _____ Second _____

Roll Call:

Barthelmes ____ Morelli__ Novellino__ Frost_____ Bailey_____ Ferro(AltII)_____

Lambros (eligible)_____

OLD BUSINESS:

NEW BUSINESS: Open Public Meeting Act (OPMA)

ADJOURNMENT: